
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 3, 2006

SITE PLAN: **AFP-06-012**

TITLE: Bass Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For a deck and screened porch addition

ADDRESS: 801 Still Creek Lane

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Property Owner: Jamie Bass
Applicant/Architect: Glenn Murphy

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments
Exhibit 1: Site Location map
Exhibit 2: Application
Exhibit 3: House location plat with proposed addition
Exhibit 4: March 7, 2006 (deck) approval letter from The Lakelands Community Association's Design Review Committee
Exhibit 5: March 7, 2006 (screened porch) approval letter from the Lakelands Community Association's Design Review Committee
Exhibit 6: Deck frame plan
Exhibit 7: Porch roof framing plan
Exhibit 8: Deck/porch rear elevation
Exhibit 9: Deck/porch right elevation
Exhibit 10: Deck/porch left elevation

STAFF COMMENTS

The subject property is located at 801 Still Creek Lane in the Lakelands subdivision (Exhibit #1). It is in the MXD (Mixed Use Development) Zone. The application proposes to add a deck and screened porch (Exhibit #2). The applicant has submitted a Staff Approval application for 801 Still Creek Lane, Lot 102, Block A.

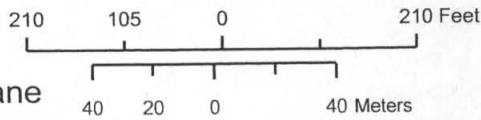
The applicant is proposing to add a 26-foot by 13-foot deck, which includes: a 16-foot by 13-foot screened porch, and a 10-foot by 17-foot landing with 4-foot wide steps to the rear and left side of the house. The addition will have a shed roof, and a composite deck with vinyl railings (Exhibit #6-10). Both the siding and roof materials will match those of the existing house. The application has been approved by the Lakelands Community Association's Design Review Committee with the stipulations that the privacy lattice not to exceed 72 inches in height from the base of the deck (Exhibit #4), and that the color of the gutters of the screened porch match existing gutters (Exhibit #5).

Staff finds this application is in conformance with §24-170, and 172 of the City's Zoning Ordinance and recommends approval, with the following condition.

1. Applicant to comply with the conditions of the Lakelands Community Association's Design Review Committee

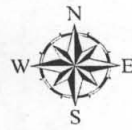
AFP-06-012

1 inch equals 208 feet



801 Still Creek Lane

ProjectName.mxd • 11-Jan-2006 •



MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Ad
31 S Summit Ave
Gaithersburg, MD 20
(301) 258-6330
www.gaithersburgmd

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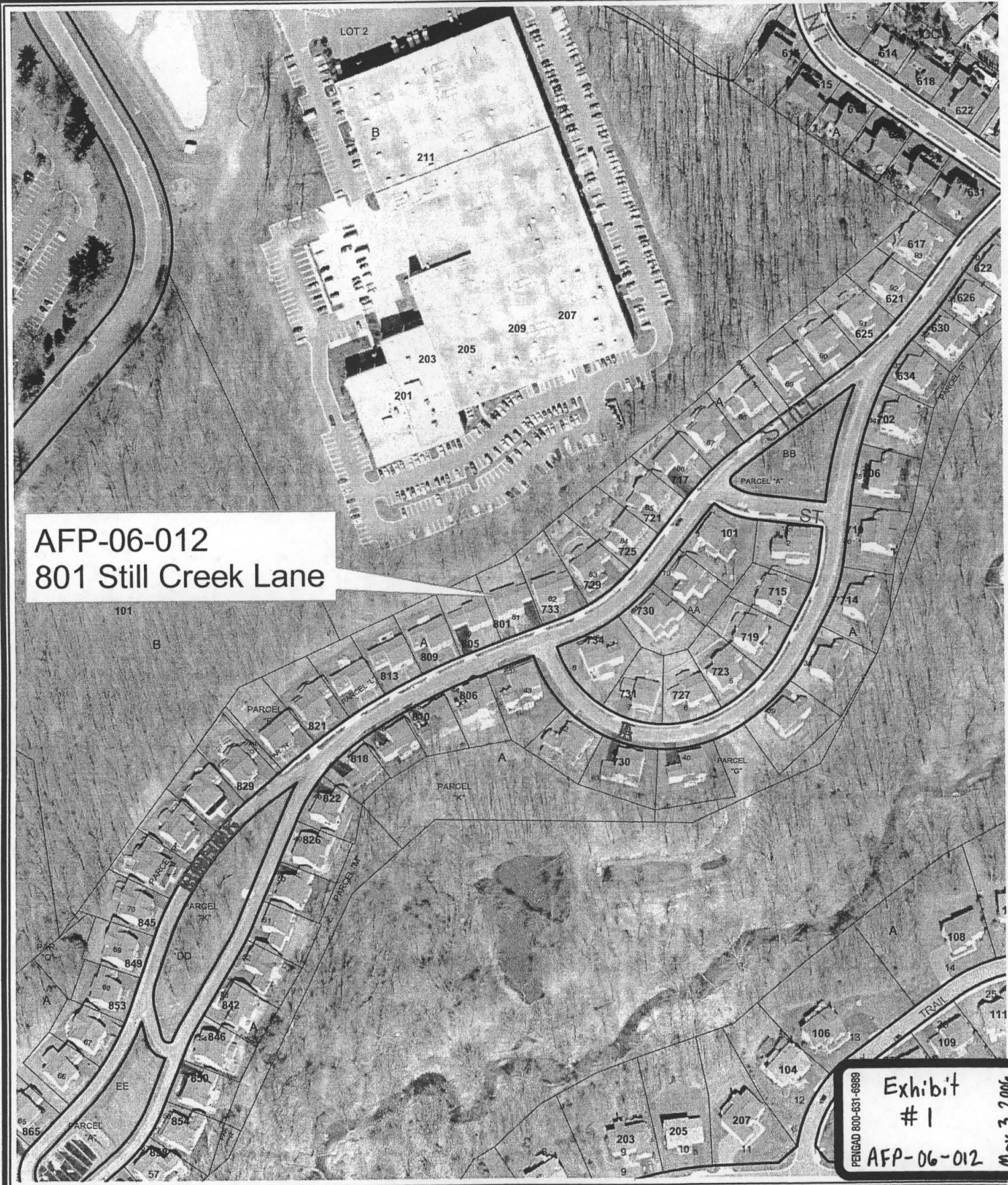
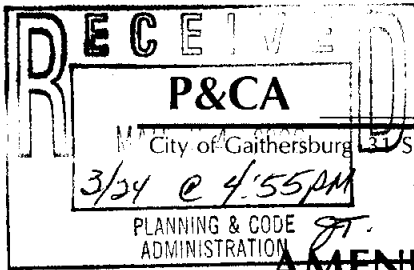


Exhibit
#1
AFP-06-012
May 3, 2006
PENGAD 800-631-6989



PLANNING AND CODE ADMINISTRATION



City of Gaithersburg 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
plancode@gaithersburgmd.gov • www.gaithersburgmd.gov

**AMENDMENT TO FINAL PLAN
APPLICATION**

Application #	AFP-06-012
Date Filed	3/24/06
Total Fee	

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Jamie Bass
Street Address 801 Still Creek Ln. Gaithersburg, Md. 20878
Zone _____ Historic area designation ☐ Yes ☒ No
Lot 102 Block A Subdivision 292 Lakelands
Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Glenn Murphy
Street Address 1940 Long Corner Rd. Suite No. _____
City Mt. Airy Md. State MD. Zip Code 21771
Daytime Telephone 301 590 9600 Cell- 301-674-5973

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
Architect's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Engineer's Name _____
Engineer's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

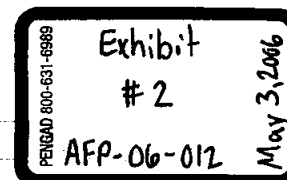
Developer's Name _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Jamie Bass
Street Address 801 Still Creek Ln. Suite No. _____
City Gaithersburg, State MD Zip Code 20878
Daytime Telephone 301 987 1627

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

To Build a 350 # Deck with a
208 # Screened Porch.

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____ Total number per shift _____

Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		8172	
2. Site Area (acres)		.185	
3. Total Number of Dwelling Units/Lots		1	
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units	1	
b. Single Family Attached	# Units	N/A	
c. Multi-Family Condo	# Units	N/A	
d. Multi-Family Apartment	# Units	N/A	
e. Other			
10. Retail/Commercial	Sq. Ft.	N/A	
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	N/A	
12. Office/Professional	Sq. Ft.	N/A	
13. Warehouse/Storage	Sq. Ft.	N/A	
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Glenn Murphy

Applicant's Signature Glenn Murphy

Date 3-24

Daytime Telephone 301 590 9600

Bass - NUR/SS

FINAL LOCATION PLAT

LOT 102 BLOCK A

PLAT 70

LAKELANDS

Montgomery County, Maryland

Scale: 1" = 30' February 7, 2003

Plat # 21838

MACRIS, HENDRICKS and GLASCOCK, P.A.

ENGINEERS * PLANNERS * SURVEYORS

9220 WIGHTMAN ROAD, MONTGOMERY VILLAGE, MD. 20886

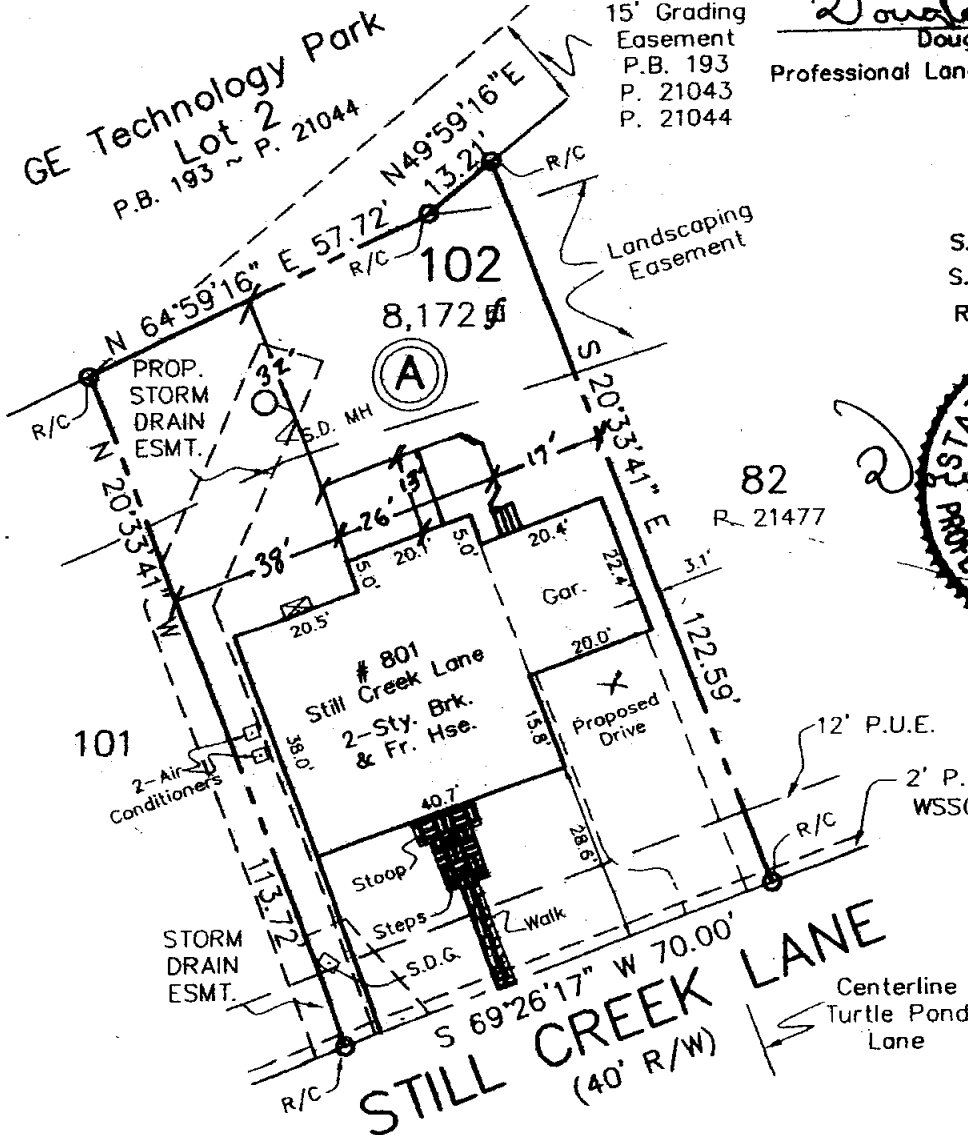
(301) 670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, MD. The improvements were located by acceptable surveying practices made on April 29, 2003. Unless shown hereon, there are no visible encroachments. I further certify that no portion of the property lies within the designated 100 year flood plain as reflected on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency.

Douglas H. Riggs III
Douglas H. Riggs, III
Professional Land Surveyor Md. No. 10712

15' Grading
Easement
P.B. 193
P. 21043
P. 21044

S.D. MH = Storm Drain Manhole
S.D. G. = Storm Drain Grate
R/C = Rebar & Cap



Note:

Existence of property corner markers not guaranteed by this survey, unless indicated hereon. No title report furnished. Not to be used for the construction of fences or other improvements. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. All distances shown are plus or minus 0.3 of a foot (\pm).

WC	F
Field	ML ML
Draft	BH CK
Check	DR BY

MH&G # 98-377

Exhibit
3
AFP-06-012

May 3, 2006



ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

March 7, 2006

Adam & Jamie Bass
80 Still Creek Ln
Gaithersburg, MD 20878

Dear Mr. & Mrs. Bass

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Install a deck

Approved with the following stipulation


- **Privacy lattice not to exceed 72 inches in height from base of deck**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

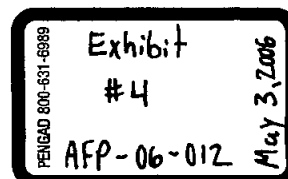
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,


Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE





ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

March 7, 2006

Adam & Jamie Bass
801 Still Creek Ln
Gaithersburg, MD 20878

Dear Mr. & Mrs. Bass

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Install a screened porch

Approved with the following stipulation

- **Gutters must match color of existing gutters**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,

Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE

RECEIVED 800-631-6889

Exhibit
#5

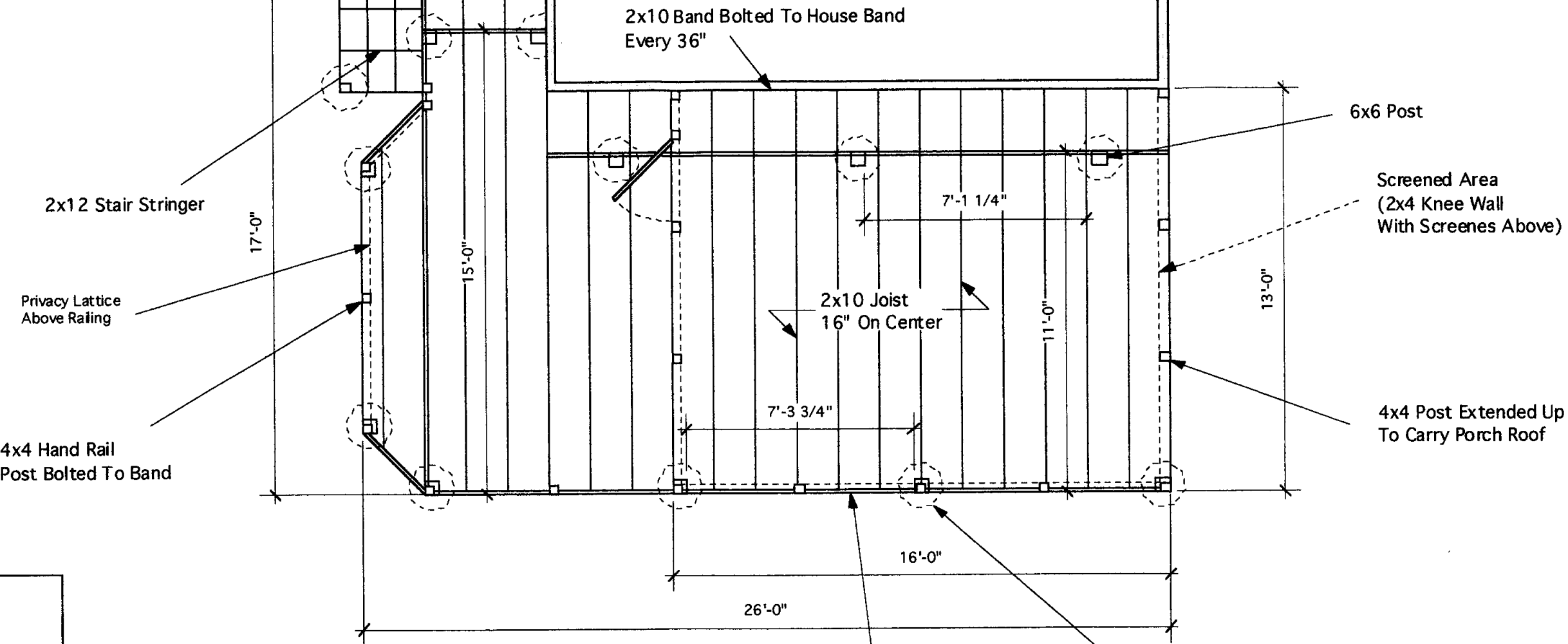
AFP-06-012

May 3, 2006

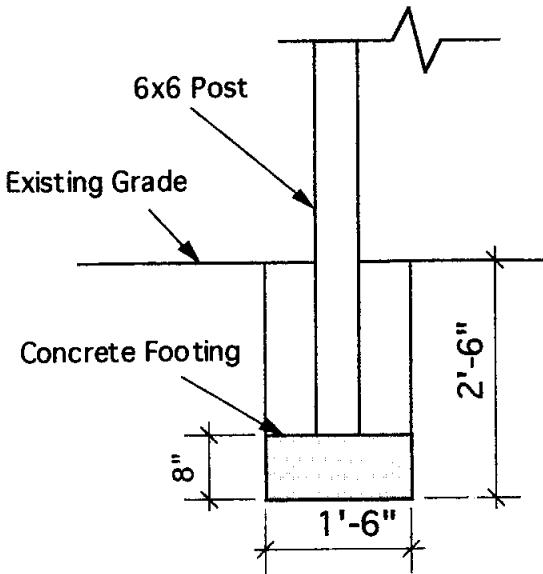
Jamie Bass
801 Still Creek Lane
Gaithersburg, Md.
301 - 987 - 1627

- Notes
- 1. 2x10 Ledger bolted to house band board, using 1/2" Lag bolts every 36".
 - 2. Footings to be 18" in diameter
 - 3. Footings to be 30" deep.
 - 4. Floor joists to be 16" on center.
 - 5. 4x4 Handrail posts bolted to band with 1/2" lag bolts or 1/2" carriage bolts.
 - 6. 2x2 Pickets spaced 3 1/2" apart.
 - 7. Handrail, least 36" high.

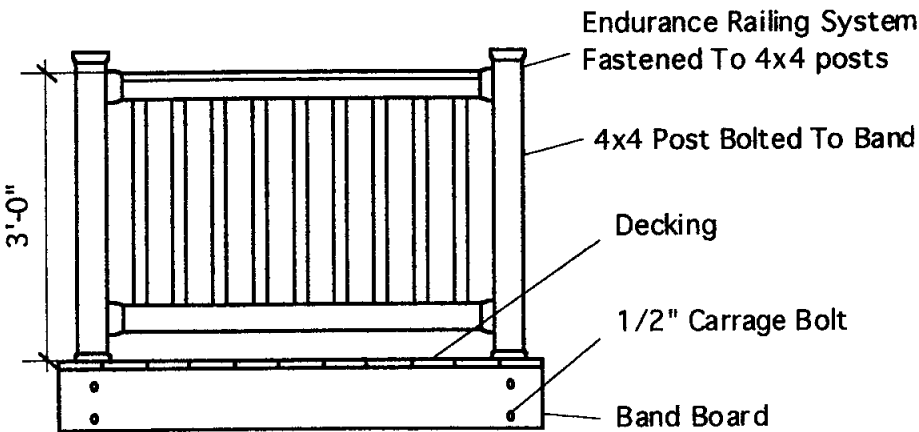
Deck Framing



Footing Detail
Scale - 1/2"



Endurance Railing Section
Scale - 1/2"



2 (2x10's) Beam

18" x 8" Thick Concrete Footing

Scale - 1/4" = 1'

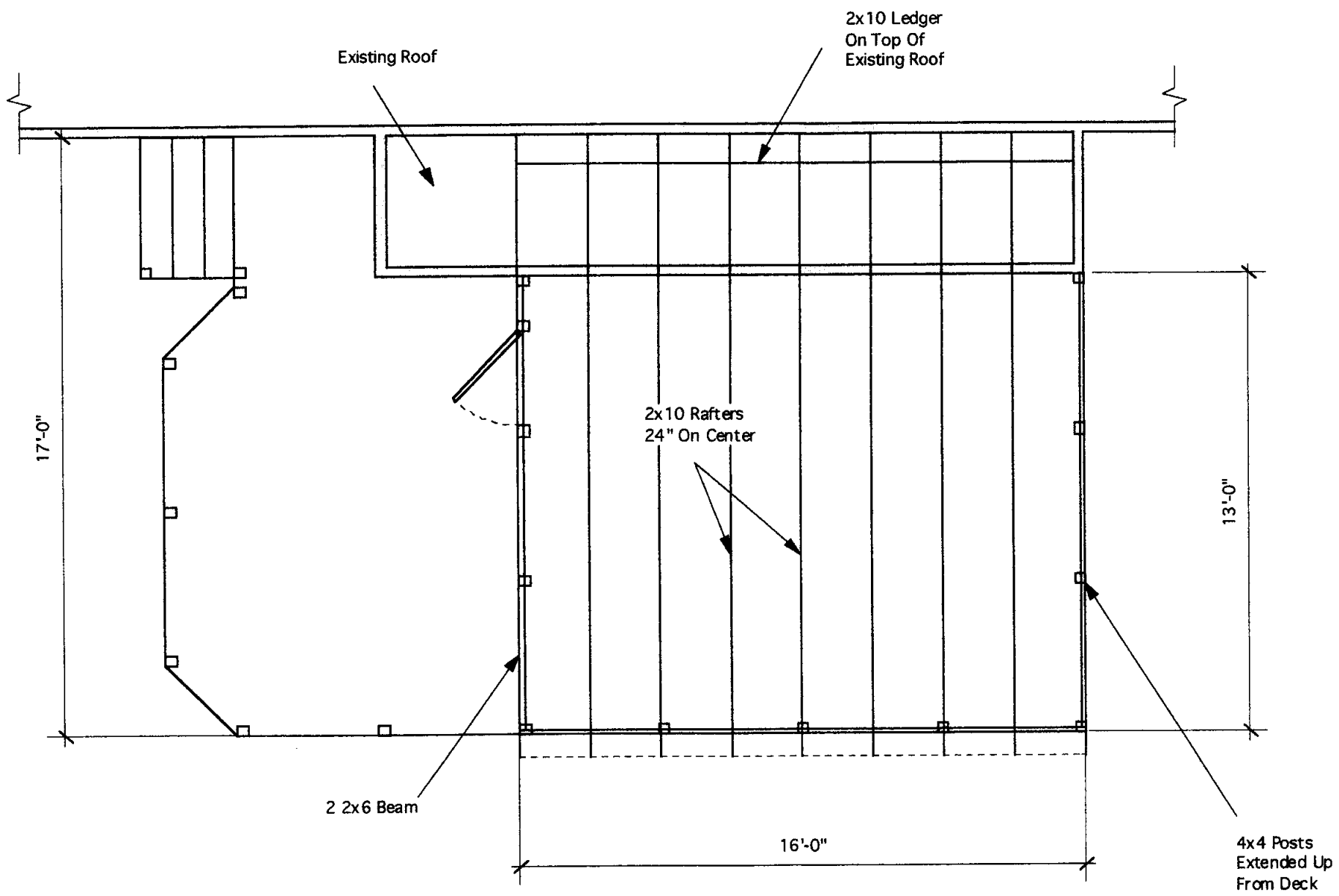
MURPHY
SUNDECKS

Murphy Sundecks
15889 Crabbs Branch Way
Rockville Md. 20855
(301) 590-9600

Exhibit #6
AFP-06-012
May 3, 2006

Jamie Bass
801 Still Creek Lane
Gaithersburg, Md.
301 - 987 - 1627

Porch Roof Framing



Scale - 1/4" = 1'

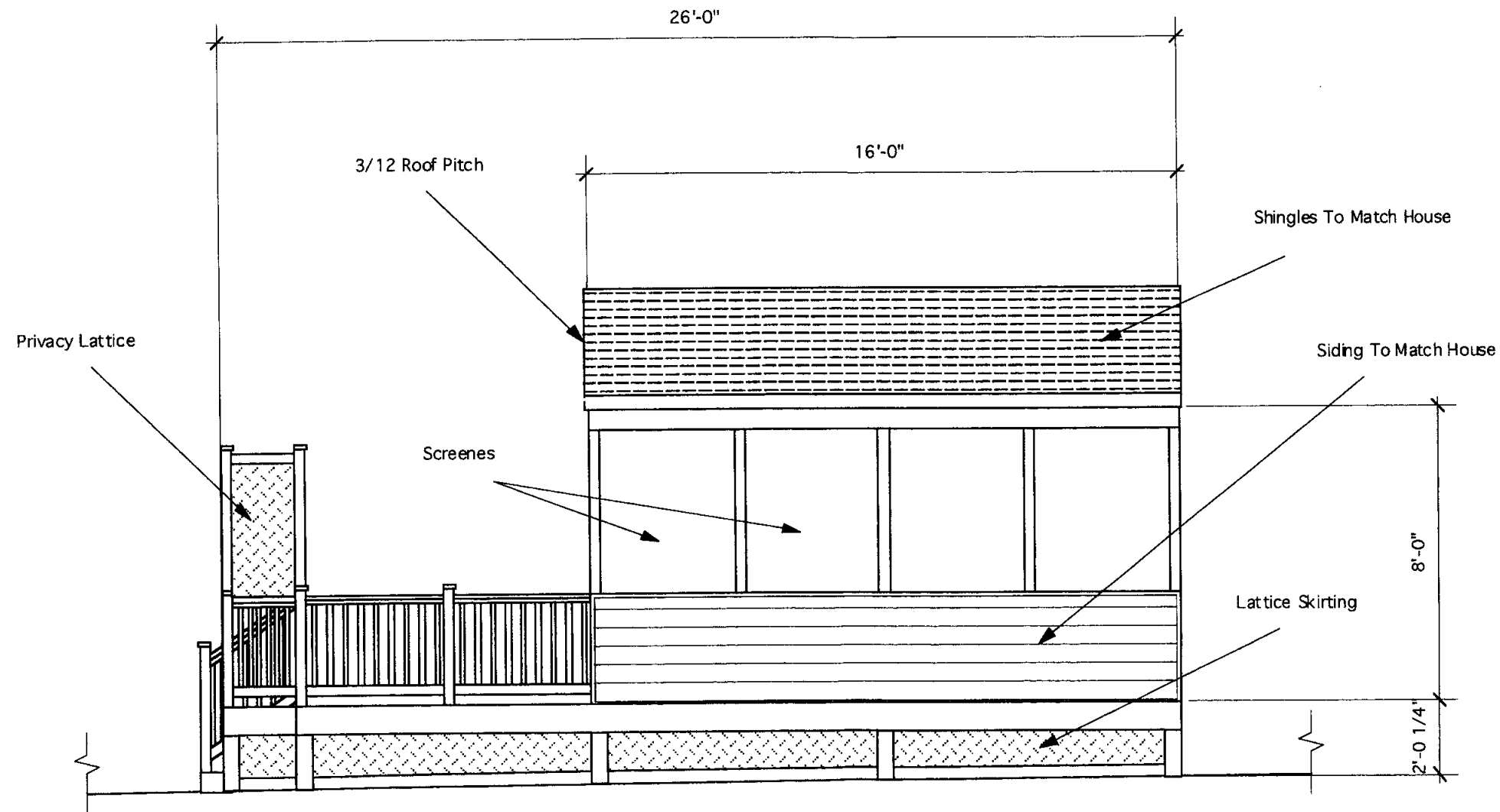


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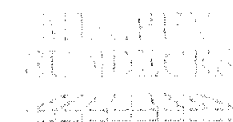
Exhibit
#7
AFP-06-012

Jamie Bass
801 Still Creek Lane
Gaithersburg, Md.
301 - 987 - 1627

Deck/Porch Elevation



Scale - 1/4" = 1'

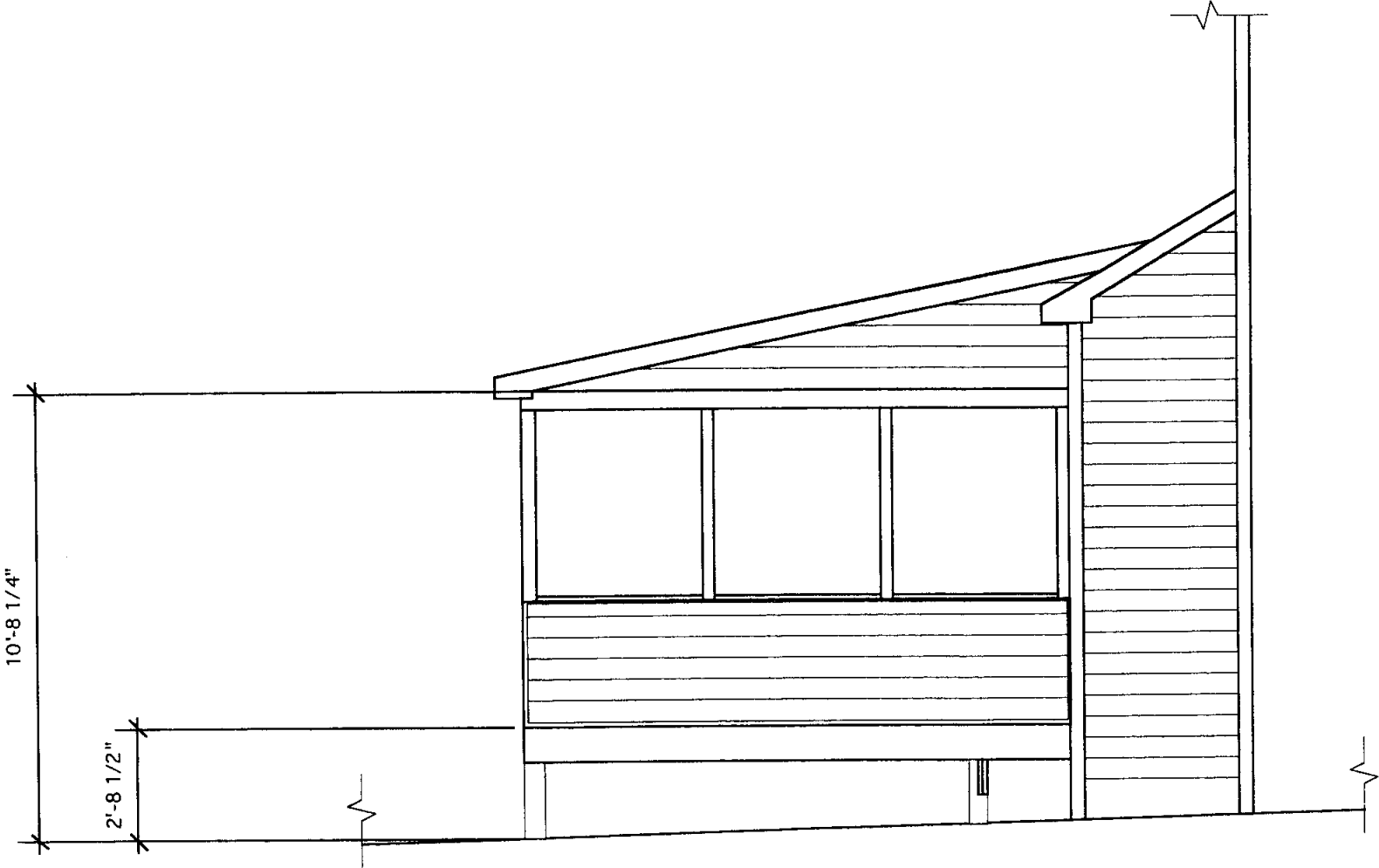


Murphy Sundecks
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Rockville Md. 20855
(301) 590-9600

Exhibit
8
AFP-06-012
May 3, 2006

Jamie Bass
801 Still Creek Lane
Gaithersburg, Md.
301 - 987 - 1627

Deck/Porch Right Elevation



Scale - 1/4" = 1'



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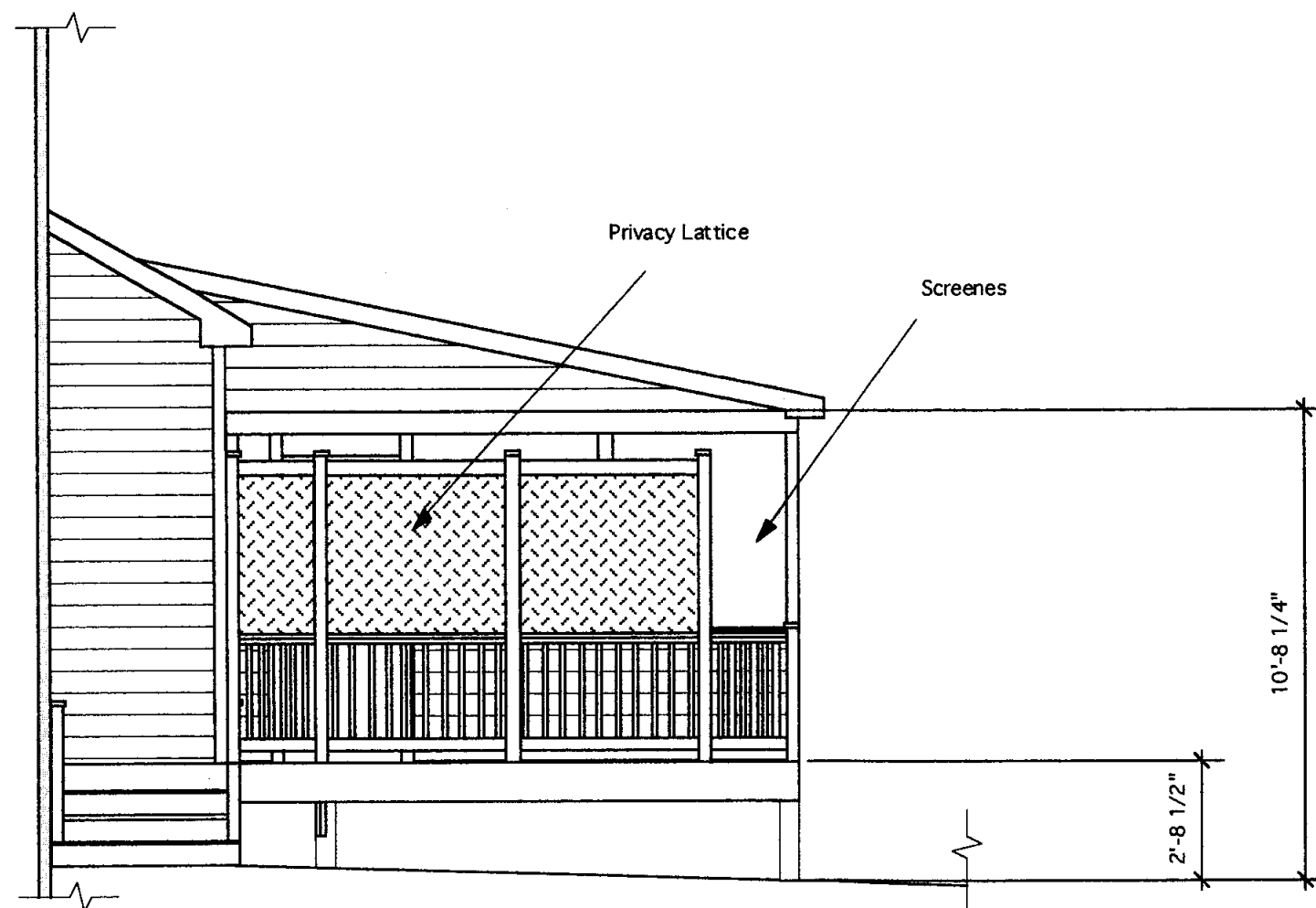
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Exhibit
#9
AFP-06-012

May 3, 2006

Jamie Bass
801 Still Creek Lane
Gaithersburg, Md.
301 - 987 - 1627

Deck/Porch Left Elevation



Scale - 1/4" = 1'

**MURPHY
SUNDECKS**


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Rockville Md. 20855
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Exhibit
10
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